

Approved Minutes
City of Bloomington
Development Review Committee
November 3, 2015

McLeod Conference Room
Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair 952-563-8965
Todd Angus (Assessing) 952-563-4539
Duke Johnson (Bldg & Inspection) 952-563-8959
Jen Desrude (Engineering) 952-563-4862

Erik Solie (Env Health) 952-563-8978
Heidi Miller (Police) 952-563-4975
Randy Quale (Parks and Rec) 952-563-8876
Mike Centinario (Planning) 952-563-4507
Amanda Johnson (B & I) 952-563-8961

Item 3- Informal	301 West 90 th Street Final Site and Building Plan The applicant proposes to construct a 1,920 square foot industrial building (garage) and paving the entire rear yard of the single family dwelling that was converted into an office use in the 1980s.
Project Name/Site Address	301 West 90th Street
Application type	Final Site and Building Plan
Staff contact	Centinario, Mike 8921
Proposal	The applicant proposes to construct a 1,884 square foot industrial building (garage) and paving the entire rear yard of the single family dwelling that was converted into an office use in the 1980s. The exiting two stall garage would be removed to provide access to the rear of the site. Two customer and employee parking spaces would be provided in the front yard area. Surmountable curb is proposed and a fence would secure the site. Stormwater plans whose two areas that provide rate and quality control on the site.
Staff comments	A similar application was denied by the City Council on November 25, 1974 as it was accessory to a single family home and had access issues. In addition, they believed the lot was adequate size for an industrial redevelopment. The site was illegally converted sometime after 1989. A recent complaint resulted in an inspection and orders to remove the use or obtain the proper approval.
Plat name	LYNN ACRES 2ND ADDITION (Lot 1 Block 2)
Decision maker	City Council
Replat/Park dedication	No
Reviews	DRC; City Council; Planning Commission; Watershed District
Contact 1 name	Boyd Amundson
Contact 1 address	7336 Blaisdell Avenue South Richfield, MN 55423
Contact 1 e-mail	connidrescher@aol.com
Contact 1 phone	Preferred Contact - 612-719-3984 Other - 952-854-2222
Contact 1 fax	952-854-5329

Guests Present

Matt Jensen
Jake Steen
Mike Bollingar
John Carlson

matt@urbanlandworks.com
jsteen@larkinhoffman.com
mike@urbanlandworks.com
john@urbanlandworks.com

Discussion/Comments:

- Mike Centinario (Planning):
 - The applicant proposes to construct a 1,920 square foot industrial building (garage) and paving the entire rear yard of the single family dwelling that was converted into an office use in the 1980s. The existing two stall garage would be removed to provide access to the rear of the site. Two customer and employee parking spaces would be provided in the front yard area and nine in the rear yard.
 - Surmountable curb is proposed and a fence would secure the site. Stormwater plans with two areas that provide rate and quality control on the site are provided.
- Randy Quale (Parks & Rec): No comment.
- Todd Angus (Assessing): No park dedication required since site is already platted. He asked if they will be occupying the entire building (no separate tenant?) Applicant stated yes. Angus asked if the applicant purchasing the property? Applicant stated yes. They are currently leasing.
- Duke Johnson (Building & Inspections):
 - D. Johnson asked if these are 2 separate buildings and if they have an architect. Applicant said yes 2 separate buildings and yes they have an architect. Johnson asked for plans and to contact him when the plans are closer to being finalized for preliminary plan review/code review. Right now, will need to assume a lot line to analyze separation requirements.. D. Johnson asked if the new garage will be heated. Applicant said they aren't sure yet. Johnson said if so, they will need to talk to the Fire Marshal. Johnson asked if storage only (not vehicle) in the new garage. Applicant answered yes.
- Laura McCarthy (Fire Prevention):
 - Will the 2 buildings be sprinklered? Applicant answered no.
 - Provide flammable waste trap in buildings storing and/or repairing vehicles.
 - Provide hydrant coverage within 150 feet of all areas of both buildings. Applicant asked if this was only a suggestion as stated in the last DRC meeting. McCarthy stated the restructuring of the parking lots and additional building is different from the previous DRC meeting. Desrude mentioned they just rebuilt 90th street and there is no way to get them a water tap. McCarthy mentioned then there will be 2 unsprinklered buildings with no water supply or emergency vehicle access.
 - The current proposal doesn't meet the requirements for emergency vehicle access. Applicant asked what is required. McCarthy mentioned the turning radius requirement needs to be met.
- Heidi Miller (Police): The concern is security of vehicles that are being stored overnight as it is easy access. Applicant mentioned security on site (cameras) and fence proposed.
- Jen Desrude (Engineering & Traffic): Provided Public Works comments, noting the following:
 - Stormwater management plan is needed and calculations should account for pre-violation conditions.
 - Verify soils are not contaminated. Applicant said they have done this. Desrude asked for documents for this.
 - Nine Mile Creek Watershed District. Applicant mentioned they have worked with them. They will provide comments.
 - Will need to restore the railroad right-of-way. The plans show no more access, but the plans do not show the restoration. Applicant asked how they should restore the railroad right-of-way, if they could just seed. Desrude indicated they need to check with the railroad about working within their right-of-way, but seeding it should be fine.
- Erik Solie (Env. Health): If a well exists in the home, it is recommended that it be sealed. It will be a requirement when the property is sold.

- Centinario (Planning):
 - The proposed development would construct an industrial building and leave the non-conforming residential structure as an office use. With the building addition, the outdoor storage would be an accessory use. Planning Commission is the approval authority for Code-complying final site and building plans and there is no appeal to the City Council. This review assumes Code compliance, although changes are required.
 - The minimum side and rear yard setback between property lines and drive aisles or parking areas is 5 feet. A three-foot setback is depicted along the east side and needs to be shifted two feet. Minimum drive lanes adjacent to parking is 24 feet while minimum width for drive lanes not adjacent to parking is 20 feet.
 - Surmountable curb is proposed around the entire parking lot. City Code requires curbing to delineate the parking surface. While the Code does not prohibit surmountable curb, staff questions whether or not surmountable curb would adequately serve as a perimeter. Applicant asked if that is reason behind recommendation. Centinario cited durability concerns. Desrude mentioned for plowing it is better to have a raised curb.
 - City Code establishes the following parking ratios based on use: 1 stall per 285 square foot of office; 1 stall per 1,000 square feet of warehouse; and 1 stall per 2,500 square feet of outdoor storage. Square footages of each use should be identified in the project description. Delineate the outdoor storage area on the plan and indicate the square footage of office and warehouse. In addition to calculating parking, staff needs to confirm that minimum fire and drive lanes are maintained.
 - The development requires 10 trees and 25 shrubs. A percentage of the shrub requirement may be met with perennial plantings. The landscape plan meets the tree requirement, but staff has not determined if it meets the shrub requirement.
 - Hardie board is proposed for the garage exterior. Fiber cement boards are not a permitted exterior material for commercial buildings. Section 19.63.08 establishes exterior materials standards. Material options include glass, stucco, stone, brick, architectural concrete, architectural CMUs, or to a limited extent, metals. If metals are proposed, metal facades often associated with pre-engineered buildings are not acceptable. Centinario mentioned using a split faced block. Applicant asked if stucco was permitted. Centinario confirmed that stucco is acceptable. EIFS (synthetic stucco) is not permitted. Applicant mentioned fiber cement panel with stucco finish. Centinario said based on past approvals, this is probably not going to be acceptable.
 - Planning staff has some ideas on how the plan could be revised to accomplish Code-compliance and would be willing to meet outside of DRC for a work session.
 - Centinario said next Planning Commission submittal deadline is next Tuesday, November 10th.